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 Date: 08.26.09

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**Development Review Committee:** December 19, 2008  
**Board of Architects preliminary approval:** *To be provided.*  
**Board of Architects final approval:** *To be provided.*  
**Waste Management approval:** *To be provided.*  
**Historic property:** N/A

*In the provided column below items in italics require approval/verification from City departments other than Zoning. Items in bold require approval/verification from the Zoning Department.*

**PRELIMINARY ZONING ANALYSIS-GULLIVER ACADEMY MASTER  
 PLAN REVISION AND PAD REVIEW**

<b>CODE SECTION/DOCUMENT</b>	<b>REQUIRED/ALLOWED</b>	<b>PROVIDED</b>
<b>Land-use map, Plate 16 of 18</b>	Land Use Designation	Educational Use
<b>Zoning map, Plate 16 of 18</b>	Zoning Use District	Special Use District (S)
<b>Overlay Districts</b>		N/A
<b>Survey</b>	Avocado Land Company Subdivision-Tract 7.  Site area: 819,914 S.F.*  *Based on data provided in drawings dated 08.2009.	<b>Provide current signed and sealed survey.</b>
<b>Section A-6-Avocado Land Company Subdivision-Tract 7.</b>		

	<p>A. Setbacks-Minimum front.</p> <p>1. Red Road-100 foot minimum for a private school.</p>	N/A, superseded by PAD regulations (see review below under Section 3-502).
	<p>B. Setbacks-Minimum side.</p> <p>1. Avenue Campamento-80 feet minimum for a private school.</p> <p>2. North property line-100 foot minimum from present property line for a private school.</p>	1-2. N/A, superseded by PAD regulations (see review below under Section 3-502).
	<p>C. Setbacks-Minimum rear.</p> <p>1. Bernal Street-275 foot minimum except for the south 150 feet, which shall be 475 foot minimum, for a private school.</p>	N/A, superseded by PAD regulations (see review below under Section 3-502).
<b>Section 3-501. Purpose and applicability.</b>		
	B. A PAD may be approved as a conditional use in any zoning district, except single family residential.	<b>Planning and Zoning Board review and City Commission approval required.</b>
<b>Section 3-502. Standards and criteria.</b>		
	A. The uses permitted within a PAD shall be those uses specified and permitted within the underlying District in which the PAD is located.	Complies, proposed school use is allowed within a Special Use District.
	C. Minimum development standards. (See items below)	
	1. The min. site area required for a PAD shall be not less than 1 acre for residentially or commercially designated property.	N/A, property is designated Special-Use.

	2. The parcel of land for which the application is made for a PAD shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The min. lot width shall be 200 feet and min. lot depth shall be 100 feet.	Complies, subject property is contiguous and exceeds the minimum lot width and depth required.
	3. The floor area ratio for a PAD shall conform to the requirements for each intended use in the underlying zoning districts.	Complies, see FAR review below under section 4-204.
	6. The min. landscaped open space required for a PAD shall be not less than 20% of the PAD site.	Complies, 64.7% landscaped open space provided.*  *Based on site data provided on drawings dated 08.2009.
	7. The max. height of any building in a PAD shall conform to the provisions of the underlying zoning district.	Complies, see review below under section 4-204.
	8. Design requirements.	<i>To be approved by the Board of Architects.</i>
	9. Perimeter and transition.	<i>To be approved by the Board of Architects.</i>
	10. Min. street frontage; building site requirement, number of buildings per site, lot coverage and all setbacks. There shall be no specified min. requirements for street frontage, building sites, number of buildings within the development, or lot coverage.	<b>Min. street frontage, building site requirement, number of buildings per site, lot coverage and all setbacks are flexible and based on City Commission approval.</b>
	13. The off-street parking and off-street loading standards for a PAD shall conform to the requirements of the applicable zoning district.	See review below under Section 5-1409.
	16. Signs.	<b>Signs to be submitted under</b>

		<b>a separate permit.</b>
	17. Refuse and service areas for a PAD shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties and to not impede circulation patterns.	<b>Provide approval from Waste Management.</b>
	22. All utilities within a PAD including but not limited to telephone, electrical systems and television cables shall be installed underground.	<i>To be approved by Public Works.</i>
<b>Section 4-204. Special Use (S) District.</b>		
	C. Conditional Uses.  15. Schools.	<b>Planning and Zoning Board review and City Commission approval required for revised Master Plan and PAD.</b>
	D. Performance standards:  1. Setbacks  2. Height: 45 feet.  3. Landscaped open space: 35% minimum. Required: 819,914 X .35=286,969 S.F.* Proposed: 530,661 S.F.*  4. Floor area ratio: a. .35, when adjacent to a single-family residential district.	1. N/A, superseded by PAD regulations (see review above under Section 3-502).  2. Complies, max height of proposed buildings is 44'-0".* <b>Indicate established grade.</b>  3. N/A, superseded by PAD regulations (see review above under Section 3-502).  4a. Complies, proposed and existing buildings do not exceed allowed FAR.*

	<p>Allowed: 819,914 X .35=286,969 S.F.*</p> <p>Proposed: 181,878 S.F.*</p> <p>*Based on site data provided on drawings dated 08.2009.</p>	*Based on site data provided on drawings dated 08.2009.
<b>Section 5-1104. General requirements.</b>		
	<p>A. The following are general requirements that are applicable to all rights-of-way within the City. Must comply with items 1-11.</p>	<i>To be approved by Public Works and Public Service.</i>
<b>Section 5-1105. Landscape requirements.</b>		
	<p>A. Public rights-of way. Properties within S zoning districts shall be required to install the improvements listed below. Must comply with items 1-6.</p>	<i>To be approved by Public Works and Public Service.</i>
<b>Section 5-1403. Parking, driveway, and vehicular use areas: provision, location and setbacks.</b>		
	<p>B. General location.</p> <p>1. Required parking in Special Use Districts shall be provided behind buildings, in enclosed garages, and/or in the interior side setback area behind the front building line.</p>	Complies, proposed parking provided in the interior side setback area behind the front building line.
	<p>C. Setbacks.</p> <p>1. All parts of parking spaces shall be set back from building entrances and exits a distance of at least 3 feet from the outside edge of the open door.</p> <p>2. Parking garages and accessory decks of a height that is greater</p>	<p>1. Complies.</p> <p>2. N/A, superseded by PAD regulations (see review above)</p>

	<p>than 3.5 feet above established grade are subject to the same setback regulations as principal buildings.</p> <p>5. Vehicular use areas shall be set back:</p> <p>a. Sufficient distance to comply with perimeter landscaping and sight triangle requirements; or</p> <p>b. If no perimeter landscaping requirement or sight triangle applies: 18 inches from all property lines.</p>	<p>under Section 3-502).</p> <p>5a. Complies.</p> <p><b>5b. Provide dimension from edge of proposed vehicular use areas and property line.</b></p>
<b>Section 5-1406. Visibility triangles.</b>		
	<p>A. General.</p> <p>1. Triangles of visibility that are required shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p>	<p><b>Provide note stating compliance with this requirement.</b></p>
	<p>B. Ingress and egress driveways in Special Use Districts that connect to streets shall provide triangles of visibility as follows:</p> <p>2. If there is no sidewalk between the property line and the street then the legs of the triangle shall:</p> <p>a. Be 10 feet long; and</p> <p>b. Meet at the point of intersection of a line that extends from the edge of the driveway and a line that extends from the edge of pavement of the abutting street.</p>	<p><b>Provide required triangles of visibility.</b></p>
<b>Section 5-1409. Amount of required parking.</b>		
	<p>B. Calculation of parking requirements.</p>	

	<p>1. Required parking:  Schools: 1 space per FTE, plus 1 space per 4 students aged 16 years or older based on maximum capacity.  # of FTE's=192 (existing) + 50 (anticipated)=242*  242 FTE's=242 spaces  # of students age 16 or older=0*  0 student age 16 or older=0 spaces</p> <p>*Based on site data provided on drawings dated 08.2009</p>	<p>Complies, 293 spaces provided.*</p> <p>*Based on site data provided on drawings dated 08.2009</p>
<b>Section 5-1802. Screening of rooftop equipment.</b>		
	<p>Air-cooled condensing and/or compressor equipment, water cooling towers and any other type of mechanical equipment shall be screened from view subject to the discretion from the Board of Architects for design and screening material.</p>	<p><i>To be approved by the Board of Architects.</i></p>
<b>Other:</b>		
		<p><b>All awnings to be under separate permit.</b></p> <p>See Section 5-113 for allowed location of trellises (Pavilion Building).</p> <p>See Section 5-1402 for required aisle widths for 90 degree angled spaces (Gymnatorium).</p> <p>See Section 5-1601 for allowed roof types in Special Use Districts.</p> <p>***Above review is for the proposed master site plan</p>

		<b>revision only. Please note that each individual building will have to be reviewed separately for zoning compliance.</b>
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